

500 SYLVAN AVENUE - DEVELOPMENT PROJECT

Item 6a – Hold a Public Hearing to Approve the Nine-Unit Multi-Family Residential Development at 500 Sylvan Avenue

City Council Meeting

May 28, 2019

Darcy Smith,
Community and Economic Development Director



Agenda

- Objective
- Brief Project Description
- Summary of May 14, 2018 City Council Meeting
- Parking Permit Program Analysis
- Council Actions
- Questions

Objective

- Receive update on Parking Permit Program comments identified at the May 14, 2019 City Council Meeting
- Hold Public Hearing and Take the Following Actions to Approve the Nine-Unit Multi-Family Residential Project
 - Adopt a CEQA Conformity Determination.
 - Waive First Reading and Introduce an Ordinance Amending Chapter 12.96 of the San Bruno Municipal Code.
 - Adopt a Resolution Approving a Planned Development Permit, Architectural Review Permit, Conditional Use Permit, and Authorize the City Manager to Execute a Development Impact Fee Agreement.

Proposed Project



- 3-story Multi-Family Residential Structure
 - 9 Residential Rental Units
 - 14 Parking Spaces

May 14, 2019 City Council Meeting Summary

- Public Hearing held on May 14, 2019
 - Councilmembers expressed an interest in excluding the proposed development from participating in any future Residential Permit Parking Program
 - The Public Hearing was continued to the May 28, 2019 to allow staff to further review and research Councilmember comments

Parking Permit Program

- A Parking Permit Program limits the number of vehicles that each residence can park on City Streets in a defined zone
- Special time restrictions, parking permits, and dedicated enforcement are common components of the programs
- Public Works is actively working on establishing a parking program pilot project

Parking Permit Program Analysis

- Typical best practice to not exclude future residents from participating in a permit program based on unit /ownership type
- 500 Sylvan is located in a residential neighborhood and it would be hard to exclude this site from a parking permit program.

Location



Recommendation

- Staff does not recommend the incorporation of a condition of approval that would exclude residents of the proposed development from participating in a future Residential Permit Parking Program
- Hold Public Hearing and Take the Following Actions to Approve the Nine-Unit Multi-Family Residential Project at 500 Sylvan Avenue:
 - Adopt a CEQA Conformity Determination for the Proposed Multi-Family Residential Development at 500 Sylvan Avenue
 - Waive First Reading and Introduce an Ordinance Amending Chapter 12.96 of the San Bruno Municipal Code to Establish a Planned Development District, Update the Zoning Map, and Adopt a Development Plan for the Multi-Family Residential Development located at 500 Sylvan Avenue
 - Adopt a Resolution Approving a Planned Development Permit, Architectural Review Permit, Conditional Use Permit, and Authorize the City Manager to Execute a Development Impact Fee Agreement for the Multi-Family Residential Development located at 500 Sylvan Avenue

QUESTIONS?
